

**Proposed Commercial and Industrial Zones
for Otay Mesa Community
June 2013 Draft**

Zone	Purpose of Zone	Density (du/ac)	Min. Lot Area (sq.ft.)	Max. Height (ft.)	Max. FAR⁽¹⁾	Residential Allowed	Land Use Designation
CC Zones	Accommodate community-serving commercial services, retail uses, and limited industrial uses of moderate intensity and small to medium scale. Provide for a range of <i>development</i> patterns from pedestrian-friendly commercial <i>streets</i> to shopping centers and auto-oriented strip commercial <i>streets</i> . Some CC zones allow residential <i>development</i> , primarily located along collector <i>streets</i> , major <i>streets</i> , and public transportation lines.						
	CC-2 series allows community-serving uses with no residential uses						
CC-2-3	<i>Development</i> with an auto orientation	---	5,000 sf	45	0.3	No	Community Commercial – Residential Prohibited
CC-1-3	(Existing zone for Palm Promenade)						Regional Commercial
IBT Zones	Provide a wide range of industrial, commercial, and other business-related activities that promote regional and international trade and supporting business opportunities. The IBT zone is intended to provide flexibility in the use of land in close proximity to the border in order to fully maximize the viability of the land for economic growth.						
IBT-1-1		---	40,000 sf	---	0.5	No	International Business and Trade
IP Zones	Provide for high quality science and business park development, with minimal commercial influence. Development standards are intended to create a campus-like environment through site design and substantial landscaping.						
IP-1-1		---	40,000 sf	---	0.5	No	Business Park
IP-3-1	Allows for office, research and development,, and residential uses	15-44	40,000 sf		0.5	Yes	Business Park, Residential Permitted
IL Zones	Provide for a wide range of manufacturing and distribution activities. The <i>development</i> standards of this zone are intended to encourage sound industrial <i>development</i> by providing an attractive environment free from adverse impacts associated with some heavy industrial uses. The IL zones are intended to permit a range of uses, including nonindustrial uses in some instances.						
IL-2-1		---	15,000 sf	---	0.5	No	Light Industry
IL-3-1		---	15,000 sf	---	0.5	No	Heavy Commercial
IH Zones	Provide space for land-intensive industrial activities emphasizing base-sector manufacturing. Intended to promote efficient industrial land use with minimal <i>development</i> standards, while providing proper safeguards for adjoining properties and the community in general. It is the intent of these zones to limit the presence of nonindustrial uses in order to preserve land that is appropriate for large-						

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	scale industrial users.						
IH-1-1	Primarily manufacturing uses	---	30,000	---	0.5	No	Heavy Industry

⁽¹⁾ The floor area ratios shown are specific to the Otay Mesa Plan area.

This information would be for the Palm Promenade area only.

§131.0540 Maximum Permitted Residential Density and Other Residential Regulations

The following regulations apply to all residential *development* within current commercial zones in the Land Development Code:

- (a) Residential *Development* as a Permitted Use. Residential *development* is permitted in commercial zones only where it is identified in Table 131-05B.
- (b) Mixed-Use or Multi-Use Requirement. Residential *development* is permitted only when a commercial *structure* exists on the *premises* or is a part of the proposed *development*.
- (d) Residential *Development*. Where residential *development* is permitted, the development regulations of the RM-1-1, RM-2-5, and RM-3-7 zones as appropriate according to the maximum permitted residential *density* apply, except that the lot area, lot dimensions, *setback*, *floor area ratio*, and *structure height* requirements of the applicable commercial zone apply.
- (e) Non owner occupants must reside on the premises for a minimum of 7 consecutive calendar days.

§131.0623 Additional Use Regulations of Industrial Zones

- (i) Residential uses in the IP-3-1 zone subject to the following:
 - (A) Residential *development* shall be permitted in accordance with the Business Park - Residential Permitted CPIOZ of the applicable community plan;
 - (B) Residential *development* comprises no more than 49 percent of the *lot* area of the entire Business Park - Residential Permitted CPIOZ;
 - (C) Residential *development* shall comply with the *development* regulations of the RM-2-5 or the RM-3-7 zone as determined by the *density* identified in the Business Park - Residential Permitted CPIOZ of the applicable community plan, except that the *lot* area, *lot* dimensions, *floor area ratio*, and *setback* requirements of the IP-3-1 zone shall apply; and
 - (D) Non owner occupants must reside on the premises for a minimum of 7 consecutive calendar days.